

TO LET

Second Floor Offices
49D High Street, Holywood BT18 9AB



This property is situated on the second floor of this landmark building in central Holywood above Stephen Perrott & Company, Solicitors.

It comprises 3 offices on second floor with Lough views from the main office at rear. Whilst requiring some redecoration and provision of additional lighting/heating system, this is reflected in our very attractive asking rent.

SIZE

Office 1	5.68m X 3.78m	21.47 sq.m.
Office 2	2.86m.X 4.0m	11.44 sq.m.
Office 3	5.13m x 2.91m	14.93 sq.m.
Total		47.84 sq.m. (515 sq.ft.)

Shared Kitchen/W.C. to first floor

RENT Offers in the region of £3,950 per annum

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



VAT	VAT is not applicable to the above	
LEASE	3 years. Tenant responsible for shared costs of electric, buildings insurance, cleaning of common areas etc.	
RATES	NAV	£2,200
	Rates payable 2018/19 (after SBRR)	£919.66
EPC	F-148	
VIEWING	By appointment with Sole Agent 028 9042 4747	



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

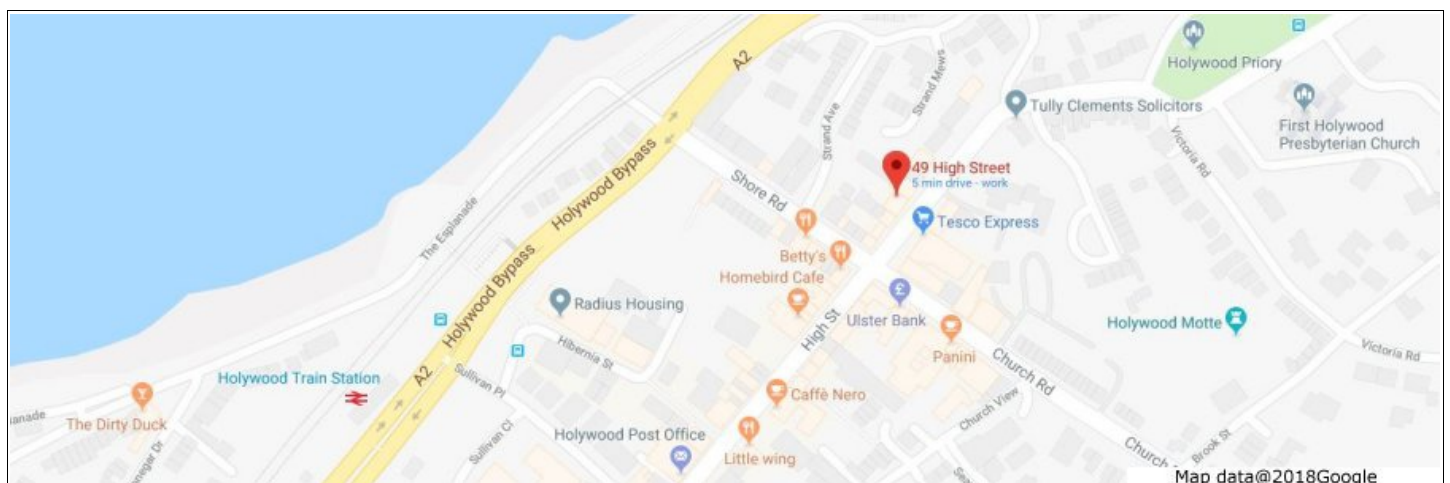
E 101-125

F 126-150

G Over 150

Less energy efficient

148 This is how energy efficient the building is.



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